

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: December 5, 2013

REQUEST

Request by Dr. Helen Ross of Antiaging and Wellness Institute, PLLC for the following land use request:

1. **DSA-13-00147: Preliminary Plat for the resubdivision of Building 4 Unit 110 and Unit 111 of the Casa Grande Professional Village** to combine units 110 and 111 into one unit, located at 1968 N Peart Rd. (APNs 505-593-660 and 505-593-650).

APPLICANT/OWNER

Antiaging and Wellness Institute, PLLC
 Attn: Dr. Helen Ross
 1968 N Peart Rd Suite 15-16
 Casa Grande, AZ 85122

HISTORY

March 6, 1999:	Ordinance No. 1899 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation.
November 15, 1999:	Initial City Zoning of UR was established via Ordinance No. 1178.128.
February 17, 2004:	The current zoning of P.A.D. was established via Ordinance 1178.200.
June 30, 2005:	Site was platted as part of the Monterra Village Subdivision
December 21, 2006:	5.10-acre area of the Monterra Village Subdivision was replatted as the Casa Grande Professional Village subdivision, with 17 condominium units within seven buildings.

PROJECT DESCRIPTION	
Site Area	3,985 sq. ft.
Current Land Use	offices
Existing Zoning	PAD (Monterra Village)
Existing General Plan 2020 Land Use	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Mission Por Del Rio)
East	<i>Neighborhoods</i>	PAD (Monterra Village)
South	<i>Neighborhoods</i>	PAD (Monterra Village)
West	<i>Neighborhoods</i>	PAD (G Diamond Ranch)

General Discussion

Casa Grande Professional Village is a five-acre subdivision made up of seven buildings with 17 separately platted units within them (See Exhibit A- Casa Grande Professional Village Condominium Plat). The applicant is requesting to use both unit 110 and unit 111 within building 4 as one medical office. However, the Building Code requires that a fire wall be maintained along the common lot line between these two platted units. This Building Code requirement creates a problem with the proposed tenant finish for this medical office. Accordingly, this resubdivision request is to eliminate the platted lot line between units 110 and 111 so that the 3,985 sq. ft. space can be used as one medical office without need for firewall separation.

SITE CONTEXT/AERIAL



Since the work proposed is entirely internal to the existing building, and the site is within a platted development with infrastructure and utilities already in place, a signed letter agreement allowed the tenant improvement to begin subject to the approval of the Preliminary and Final Plat (See Exhibit B). No drainage, traffic, sewer, or water reports were required for the submittal of this preliminary plat request due to the fact that neither exterior alterations nor additions to the existing site were proposed.

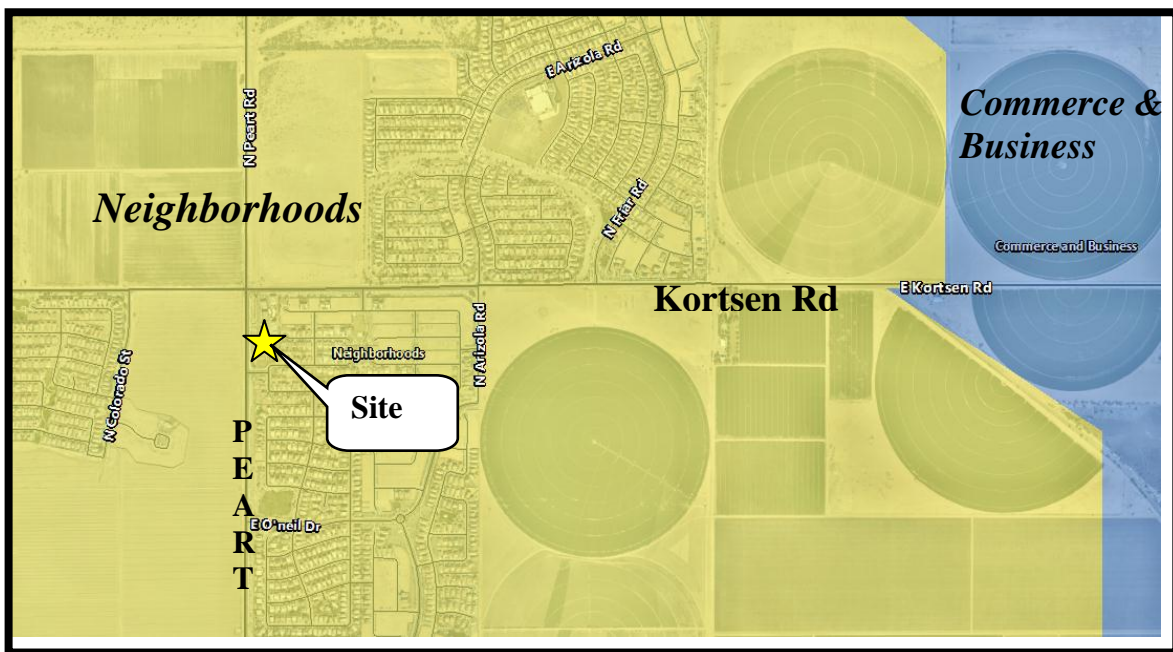
The Casa Grande Professional Village has a major site plan on file known by CGPZ-211-005 denoting the use of the space as medical and business offices. Drive access and parking are not affected.

The proposed resubdivision is being processed in accordance with Section 16.12.290 C. of the City Code. Pending Planning Commission's approval of the Preliminary Plat, the applicant will submit a Final Plat for staff review and final approval by the City Council.

Conformance to the General Plan:

The subject site is designated as *Neighborhoods* in the City's General Plan 2020 and all existing uses are in compliance.

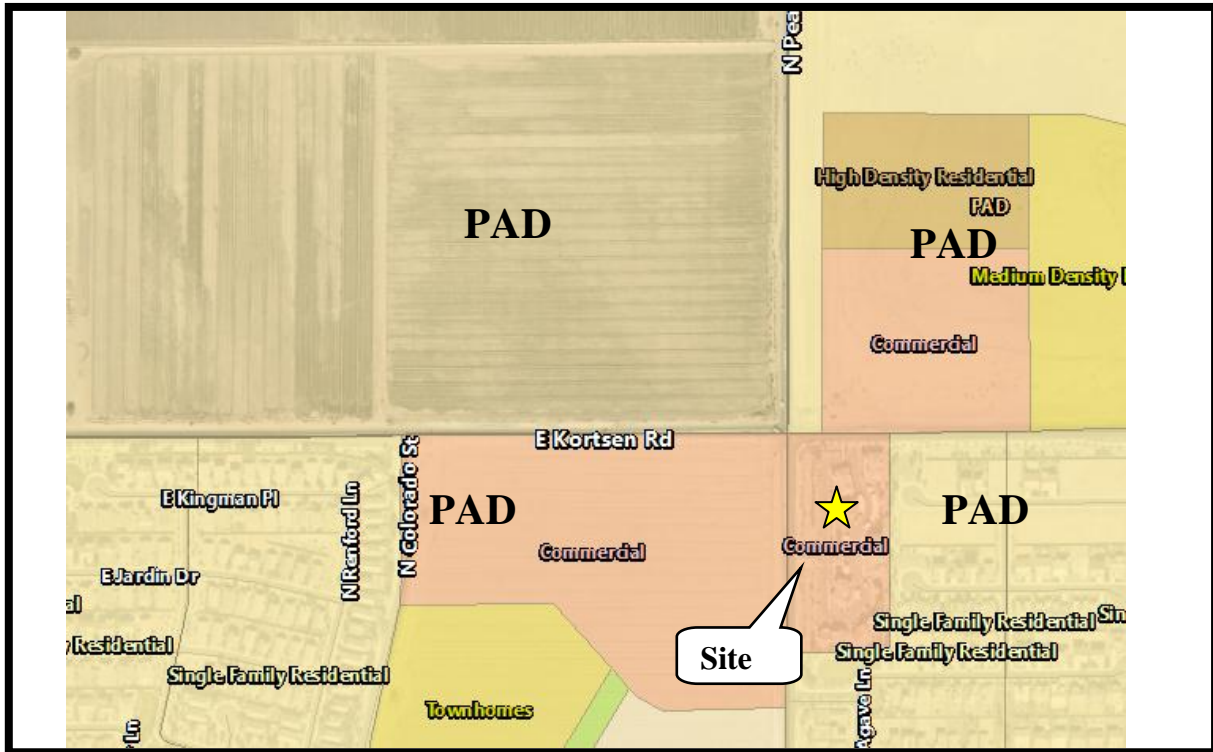
GENERAL PLAN 2020 EXHIBIT



Conformance with Existing and Proposed Zoning;

The proposed use is compliant with the Monterra Village PAD Zoning.

ZONING/LAND USE EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5, 2013 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on the subject site. An affidavit confirming this posting is located within the file.

Inquiries/Comments

At the time of this writing, no inquiry or comment has been received.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-12-00147, Preliminary Plat for the resubdivision of Building 4 Unit 110 and Unit 111 of the Casa Grande Professional Village** to combine units 110 and 111 into one unit, *located at 1968 N Peart Rd. (APNs 505-593-660 and 505-593-650)*, subject to the following technical modifications:

1. Add "Preliminary Plat for" for all three pages of the submittal to read "Preliminary Plat for a Resubdivision of Building 4 Units 110 and 111 . . ."
2. The legal description in the lower right hand corner is incorrect. It references a location in Maricopa County. Please revise all instances of this to reflect the correct legal description.
3. Remove the County filing information block in the upper right hand corner on all pages.
4. It appears that the portion of the dedication statement referring to public utility easements may not be needed as the drawings provided show no easements under or over the area to be resubdivided. Please clarify.
5. Near lower right corner of the page, add an index describing what is on the subsequent pages.
6. Remove the approvals block.
7. Add the following to the notes:
 - a) Existing land use: offices.
 - b) Zoning: Monterra Village PAD.
8. Amend the "Existing 100-Yr Water Supply" note to read: This is to certify that the area platted heron is approved and lies within the domestic water service area of the Arizona Water Company. This subdivision is within an area designated as having an assured water supply per Arizona Department of Water Resources Certificate No. 27-40184.0000, pursuant to ARS 45-576 & 45-579. Water is to be supplied by Arizona Water Company.
9. According to City of Casa Grande GIS data, a 6" sewer line primarily running south-north lies within the easement intersecting with the sewer line shown. Please update accordingly.
10. Add a dashed line denoting where the lot line to be vacated between units 110 & 111 with a note added to the note blocks indicating that the dashed line represents lot line to be eliminated upon this resubdivision.

Exhibits

- Exhibit A- Existing Casa Grande Professional Village Condominium Plat
Exhibit B- Letter Agreement
Exhibit C- Proposed Preliminary Plat

04-041.1



Exhibit B- Letter Agreement

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ANTIAGING WELLNESS

PAGE 01/01



City of
Casa Grande

September 30, 2013

Dr. Helen Ross
Anti-Aging & Wellness Institute, PLLC
4141 N Goldwater Blvd, Suite 102
Scottsdale, AZ 85261

RE: Casa Grande Professional Village - Building 4 Resubdivision - 1968 N Pearl Rd.

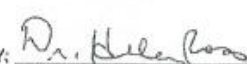
Dear Dr. Ross,

The purpose of this Letter Agreement is to allow you to obtain the zoning approval for a tenant finish and building permit for medical office space you are proposing to locate at 1968 N Pearl Rd within the existing platted condominium units of 110 and 111 of Building 4 of the Casa Grande Professional Village Subdivision.

The terms of this Letter Agreement are as follows:

- 1) The City of Casa Grande Planning and Development Department agrees to process your Building Permit application and construction drawings for a Tenant Finish combining units 110 & 111 into one unit. A Preliminary and Final Plat are necessary to combine the two platted condominium units into one.
- 2) The issuance of the Building Permit will occur once the construction plans pass our building plans review process.
- 3) You will be required to process a Preliminary Plat and Final Plat application, combining condominium units 110 & 111 into one unit in Building #4 prior to issuance of a Certificate of Occupancy.
- 4) You agree that if the above referenced Preliminary and Final Plat applications are not approved by the Planning Commission or by City Council, you will take action to remove the tenant improvements from the building within a 90-day period of the final decision date on these applications.
- 5) You understand and agree that the issuance of a Building Permit and/or Temporary Certificate of Occupancy under the terms of this Letter Agreement does not constitute a waiver of any rights the City may have as a matter of law, nor can it be used to invoke the doctrine of "estoppel" or "laches" against the City.
- 6) You understand the terms of this Letter Agreement and willingly agree to its provisions.
- 7) You understand that this Letter Agreement procures solely the approval of the zoning approval of the Casa Grande Planning and Development Department and in no way relieves you from compliance with the requirements of the Building Division, Fire Dept., Public Works or any other City, County, State or Federal agency.

BY: 
Paul R. Tye II
Planning and Development Director

BY: 
Dr. Helen Ross
Anti-aging & Wellness Institute, PLLC

C. Dwight Williams, Building Official
Martin Encinas, Building Plan Examiner
Jim Gagliardi, Planner

Telephone: 520/421-8600 - Telefacsimile: 520/421-8602 - TDD: 520/421-8623
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